GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Venkatapuram Gram Panchayat - Change of land use from Agricultural land use to Residential land use in R.S.No.804 (P) and 805 (P) of Venkatapuram (V) & G.P., Eluru Mandal, West Godavari District to an extent of Ac.2.06 cents as applied by Sri Musunuri Ratnakara Rao – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.155 Dated:22.12.2021.

Read the following:-

1. From the DT&CP, A.P., Guntur, Lr.Roc.No.MAU03-19022 (32)/117/2018, dt:03.12.2018.
2. Govt. Memo No.MUNA0ELU/3/H/2019, DT:18.02.2019.
3. From the DTCP, Lr.Roc.No. MAU03-19022 (32)/117/2018, dt:07.03.2019.
4. Government Memo No.MUNA0ELU/3/H1/2019, dt18.04.2019.
5. From the DTCP, Lr.Roc.No.MAU03-19022(32)/117/2018, dt:22.07.2019.
6. Govt. Memo No.11411/I2/2011, MA&UD(I2)Dept., dt:30.06.2012.
7. Govt. Memo No.MUNA0ELU/3/H1/2019, dt.18.09.2019.
8. AP Extraordinary Gazette No.510, Part-I, dt.19.09.2019.
9. From the DTCP, A.P., Guntur, Lr.Roc.No.5203/2018/R2, dt.24.10.2019.
10. Govt. Memo No.1104132/H1/2020, dt.18.02.2020.
11. From the DTCP, A.P., Guntur, Lr.Roc.No.5203/2018/R2, dt.12.06.2020.

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ORDER:-

The Draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 7th read above was published in Extra-ordinary Andhra Pradesh Gazette No.510, Part-I, dated.19.09.2019. The Director of Town & Country Planning, AP, Guntur in the reference 5th and 11th read above has submitted that, the Panchayat Secretary, Eluru Gram Panchayat has informed that the applicant has paid total an amount of Rs.6,97,928/- towards development / conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 9th read above, has submitted that, the Panchayat Secretary, Eluru Gram Panchayat has informed that, they have published the draft variation appendix notification pertaining to change of land use in The Hindu (English version) and in Eenadu (Telugu version) on 25.09.2019 respectively calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 22.12.2020.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru, W.G. District.

Copy to:

The individual through Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru, W.G. District.
The Commissioner, Eluru Municipal Corporation, Eluru, W.G. District.
The District Collector, West Godavari District, Eluru.
Sc/Sf (808633/2019)

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.804(P) & 805(P), of Venkatapuram (V) & Gram Panchayat, Eluru, West Godavari District to an extent of Ac.2.06 cents and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312, MA, Dt:25.07.1975 is now designated for Residential land use by variation of change of land use basing on the Panchayat Resolution No.15 of 2018, dated:30.08.2018 and marked as "A to G" (Residential use) in the revised part proposed land use map bearing G.T.P.No.12/2019/R available in the Panchayat Office, Venkatapuram, subject to the following conditions that;

1. The applicant shall provide necessary buffer on Northern side as per rules in force.
2. The applicant shall obtain prior Technical Approval from the Competent Authority before commencement of any development activity in the site under reference.
3. The applicant shall not disturb alignment of water courses, if any found in and around the proposed site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	18'-0" to 13'-10" wide defunct drain.
East	:	Others vacant land.
South	:	Others vacant land and 33'-0" wide road.
West	:	Road and others vacant land.

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER